



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

March 26, 2019

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. 96044-(5)
FOURTH AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 48086
ENVIRONMENTAL ASSESSMENT NO. RPPL2018004166
APPLICANT: RAINTREE INVESTMENT CORPORATION
SOLEDAD ZONED DISTRICT
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

Appeal of a decision by the Regional Planning Commission (Commission) to approve the Fourth Amendment to Vesting Tentative Tract Map 48086, Amendment No. RPPL2018004065, to create 492 single-family residence lots, a fire station lot, a Sheriff substation lot, three park lots, three open space lots, 12 debris basin lots, one water reservoir lot and one public school lot for a total of 514 lots on 548.1 acres within Zones R-1-6,000 (Single-family Residence, 6,000 Square Feet Minimum Required Area), R-1-7,000 (Single-family Residence, 7,000 Square Feet Minimum Required Area), R-1-8,000 (Single-family Residence, 8,000 Square Feet Minimum Required Area), R-1-10,000 (Single-family Residence, 10,000 Square Feet Minimum Required Area), R-1-15,000 (Single-family Residence, 15,000 Square Feet Minimum Required Area), R-1-20,000 (Single-family Residence, 20,000 Square Feet Minimum Required Area), and A-2 (Heavy Agricultural) pursuant to County Code Section 21.40.010.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Indicate its intent to adopt an addendum to the certified Final Environmental Impact Report (FEIR) associated with Environmental Assessment No. RPPL2018004166, and find that the Project qualifies for an addendum to the previously certified FEIR,

should result in the reduction of potential impacts identified in the original EIR, and therefore, no subsequent EIR is required.

2. Indicate its intent to deny the appeal and instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of the Fourth Amendment to Vesting Tentative Tract Map 48086 RPPL2018004065.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The approved Project is a density-controlled development in which the proposed lots are concentrated on one portion of the site, resulting in the remainder of the area proposed to be preserved contiguous undisturbed open space areas, thereby reducing the Project's environmental impact.

The Project would be consistent with General Plan policies that take into consideration the sensitivities of natural environmental systems, hazards, infrastructure service capacities, aesthetics, and other constraints. The Project proposes to preserve at least 70 percent of the Project site (at least 383.67 acres) of open space and a final map has been recorded with an irrevocable offer to dedicate the open space to a public agency. The Project as amended also proposes: fewer units, improvement of a constrained wildlife corridor, a conservation easement related to privately-owned open space and hillside management areas, adjusting certain conditions of approval and mitigation measures relating to timing for grading and road and infrastructure improvements in a logical sequence and County trails improvements and Project landscaping installation.

The site is physically suitable for the proposed development. The density-controlled Project design provides natural buffer zones along the Project boundaries. The proposed amended Vesting Tentative Tract Map depicts the proposed 492 residential lots centered on the 548.1-acre Project site. A system of public streets would connect the Project's developed area with Shenandoah Lane to the north and Yellowstone Lane and Valley Canyon Lane to the west and south, respectively.

Development would be located adjacent to existing infrastructure and utility systems. In addition, the Project would provide housing in and adjacent to an existing urbanized area with nearby services and employment opportunities adjacent to the 14 freeway and within the surrounding Canyon Country area of the Santa Clarita Valley. The proposed design, scale, average lot size, and development pattern of the proposed single-family residential uses are consistent with the single-family Canyon Country neighborhoods located west of the site. The clustered design of the Project allows for a large preserve of undisturbed open space. It also avoids grading of the most prominent slopes and ridgelines of the

Project site. For these reasons, the proposed Project constitutes creative design and minimizes the Project's impact on scenic resources.

Implementation of Strategic Plan Goals

The Project implements the County's Strategic Plan goal of supporting the wellness of our communities by promoting practices for higher quality of life through expanded access to recreational and cultural opportunities, including parks and other recreational facilities, such as the Project's proposed trails and private recreation "pocket parks".

The Project promotes active and healthy lifestyles in support of the County's Strategic Plan strategy II.2.4 to support safe and comfortable built environments that encourage physical activity on proposed dedicated trails, paseos and private recreation lots.

The Project implements strategy II.2.3 to support the wellness of our communities by facilitating enhancement of the County's capacity to effectively prevent, prepare for, and respond to emergent environmental and natural hazards and reduce impacts to disproportionately affected communities because graded pads will be prepared to the satisfaction of the County for use by the Fire Department and the Sheriff's Department, and the road extensions will connect to adjacent neighborhoods.

FISCAL IMPACT/FINANCING

Approval or denial of the appeal would result in no new significant costs to the County or to the Department of Regional Planning (Department), as the proposed Project is a private development. Any construction costs and operating costs will be borne by the applicant. Existing and proposed infrastructure and public services are adequate to accommodate the proposed Project, as confirmed by the County Departments of Public Works, Fire, Public Health, and Parks and Recreation.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A duly noticed public hearing was held before the Commission on January 9, 2019. The Department's staff gave a presentation recommending approval of the Project. The appellant, applicant and members of the public were heard. Correspondence against the Project was also submitted. After discussion, the Commission closed the public hearing, adopted the addendum to the certified FEIR, and approved the Project.

Pursuant to subsection A of Section 22.240.010 of the County Code, Lynne Plambeck, representative for the Santa Clarita Organization for Planning and the Environment, appealed the Commission's approval to the Board of Supervisors (Board) on January 21,

2019. A public hearing is required pursuant to Section 22.240.060 of the County Code. Notice of the hearing must be given pursuant to the standards of Government Code sections 6061 and 65090 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

At its meeting held on August 3, 2004, the Board made a finding that the Board had previously certified the FEIR; Environmental Findings, Statement of Overriding Considerations and Mitigation Monitoring Program prepared for the Project and re-adopted the Statement of Overriding Considerations and Mitigation Monitoring Program. The areas of potential significant environmental impact addressed in the FEIR include Geotechnical Hazards, Sewage Disposal, Flood Hazards, Education, Fire Hazard and Protective Services, Sheriff Protections, Noise, Water Services, Air Quality, Solid Waste, Biological Resources, Environmental Safety, Cultural Resources, Recreation, Visual Qualities, Library Services and Traffic and Access.

As identified in the FEIR and as mentioned in the Findings of Fact and Statement of Overriding Considerations, the Project would result in long-term significant adverse impacts to Air Quality, Visual Quality and Biological Resources that could remain potentially significant after mitigation.

The Commission used the existing Mitigation Monitoring Program to assess impacts of the proposed changes to the Project. An addendum to the FEIR was recommended as the appropriate environmental document for this Project pursuant to the California Environmental Quality Act and the County Environmental Document Guidelines. After consideration of the addendum to the certified FEIR, together with comments received during the public review process, the Commission found on the basis of the whole record before the Commission that there was no substantial evidence the proposed amendment would have a significant effect on the environment.

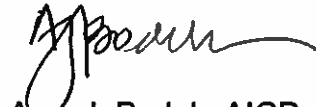
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the appeal of the fourth amendment to the Vesting Tentative Tract Map is anticipated to have no negative impact on current services.

For further information, please contact Steven Jones at (213) 974-6433 or sdjones@planning.lacounty.gov.

The Honorable Board of Supervisors
March 26, 2019
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Respectfully submitted,



Amy J. Bodek, AICP
Director

AJB:MG:SDJ:lm

Attachments:

Findings and Conditions
Commission Staff Reports and Correspondence
Addendum to the Certified Final EIR

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

LOS ANGELES COUNTY BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING:	MARCH 26, 2019
DEPARTMENT NAME:	REGIONAL PLANNING
BOARD LETTERHEAD:	DEPARTMENT
SUPERVISORIAL DISTRICT AFFECTED	FIFTH DISTRICT
VOTES REQUIRED	3-VOTE
CHIEF INFORMATION OFFICER'S RECOMMENDATION	NONE

***** ENTRY MUST BE IN MICROSOFT WORD *****

Instructions: To comply with the Brown Act requirement the reader should fully understand what the Department is asking the Board to approve. The recommendation must describe what the action is for; with whom the action is being taken; fiscal impact, including money amounts, funding sources, and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

PROJECT NO.: 96044-(5)

PUBLIC HEARING

BOARD AGENDA TEXT: APPEAL FOR RPC ACTION ON TR48086-4 – SPRING CANYON

1. De novo hearing on appeal of the Regional Planning Commission's approval action for Project No. 96044-(5), Fourth Amendment to Vesting Tentative Tract Map No. 48086 RPPL2018004065, and an addendum to the certified Final Environmental Impact Report associated with Environmental Assessment No. 2018004166, to create 492 single-family residence lots, one fire station lot, one Sheriff substation lot, one public park lot, two private recreation lots, and three open space lots on 548.1 gross acres within Zones R-1-6,000 (Single-Family Residence, 6,000 Square Feet Minimum Required Lot Area), R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area), R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area), R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area) and A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area). The project is located adjacent to the Antelope Valley Freeway near Soledad Canyon Road in the Soledad Zoned District. The appellant is Lynne Plambeck of the Santa Clarita Organization for Planning and the Environment (SCOPE).